Present were:
Divina Westerfield-Maruca, First Vice-Chairman
William Conerly
Glen Gibellina
Keith Green
Vallerie Guillory (Attended via Zoom)
Garin Hoover (Attended via Zoom)
George Kruse, County Commissioner
Mark Vengroff

Absent were:
Stephen Rinehart, Chairman
Shannon Glasgow
Kenneth Ellis
Mark Dunlop

Also present were:
Deborah Ash, Redevelopment and Economic Opportunity
Lisa Wenzel, Building and Development Services
William O’Shea, Building and Development Services
Jonathan Martinez, Board Records, Clerk of the Circuit Court

AGENDA AND SIGN-IN SHEET

1. CALL TO ORDER
Vice Chairman Maruca called the meeting of the Affordable Housing Advisory Committee (AHAC) to order at 3:09 p.m.

2. PLEDGE OF ALLEGIANCE/ROLL CALL
The Pledge of Allegiance and roll call were conducted.

3. DECLARATION OF A QUORUM
There was no declaration of a quorum.

4. REVITALIZATION OF EXISTING NEIGHBORHOODS/EXISTING PROPERTIES FOR AFFORDABLE HOUSING
Vice Chairman Maruca requested information about a spreadsheet containing funding sources. The main concern is AHAC’s goals.

Deborah Ash, Redevelopment and Economic Opportunity, explained the requested information would have to be presented at another time.

Discussion occurred regarding the funding spreadsheet, the list should contain specific listings, and AHAC should be informed on where the money is going and coming from.

William O’Shea, Building and Development Services, reported Federal money comes into the County from grants. The Community Development Block Grant (CDBG) is a grant and a
subset grant is Home Investment Partnership Program (HIP). The State Housing Initiatives Partnership Program (SHIP) is funding that comes in from documentary stamps. AHAC was established to review Incentives A through K for any recommended changes. Funding for all grants may be found online. CDBG provides projects and services, such as Meals on Wheels, legal service, dental, and funding to Turning Points.

Vice-Chairman Maruca requested the links to the funding information be sent to members.

Mr. O’Shea discussed the Community housing Development Organization (CHDO) funds, and explained only 15 percent must be used for housing allocation. County funding has allowed CHDO to construct one house per calendar year.

Member Guillory shared on December 14, Ms. Ash sent an email with the cheat sheet of the grant funding for 2021.

Member Gibellina commented there are six down payment assistance programs ranging between $30,000 and $40,000.

Member Guillory assisted 10 people who went through the first-time homebuyer course. In the last three months, those individuals moved forward to get their first homeowner grants. The course provides valuable information and helps build credit.

Mr. O’Shea explained the Consolidated Annual Performance and Evaluation Report (CAPER) is presented to the Board of County Commissioners (BCC) every year and the accomplishments are outlined. The SHIP annual report combines the recommendations of AHAC and financials that occurred for the given year. The general duties of AHAC should be concentrated on how to better policy, not the implementation of individual programs.

Discussion occurred regarding funding and AHAC’s role, programs have funding specified for the given year, AHACs general duties and purpose is to maintain or recommend changes to Incentives A through K, members would like to go beyond incentives and utilize funding, and the County does not receive any funding until the Federal Government transfers the money.

Member Kruse commented the reason AHAC is not moving forward is because AHAC is focused on a very small amount of money to improve affordable housing in Manatee County. The conversation should be about how to pre-zone areas of the County to create affordable housing.

Discussion continued that the committee feels stuck in the incentives, conversations should be made to find other options, and as a whole AHAC would be more effective if all members had information regarding all the funding.

Member Kruse explained government creates regulations and zoning that prohibit the development of affordable housing. Having regulations out of the way will provide more assurances for developers to create housing.

Discussion ensued regarding land for sale, some parcels seem available for affordable housing, all properties on the website have been sold, many infill lots can be used for park models for affordable housing, park models can only be occupied for no more than six
months, they need to look into finding a developer interested in building a park model or mobile homes in par with the Florida Building Code, have a work session on available properties, developers for affordable housing, the County should get involved with developers that want to create affordable housing, and private enterprise developers should get involved instead of government.

Member Maruca shared when she approached the County about development, an $800 fee was required to explain the possibility of taking a lot and creating a HUD situation where they can have affordable housing.

Mr. O’Shea clarified if the project is identified as affordable housing the project scoping is free.

Discussion ensued regarding obstacles to build affordable housing, and the problem lies in not trusting that the County will help in developing affordable housing.

Mr. O’Shea explained Member Maruca spoke with an individual who as not in Building and Development Services, and they were not aware of the procedures. He continued to respond to concerns regarding manufactured homes that cannot be placed on single-family lots, and noted questions regarding building codes would be best discussed for next meeting.

Vice-Chairman Maruca explained manufactured homes have to be placed on lots in a manufactured home zone district, and a modular home can be on any lot, because of the building standards.

Discussion continued regarding increasing rents, research shows the County has a deficit of 14,000 affordable housing units, there are five thousand units not designated as affordable housing rentals, how can AHAC utilize rental units for affordable housing rental, reach out to short-term stay landlords and have a pilot program to set aside funds to provide a guarantee to those landlords that rent will be covered for approved applicants for a specific time period.

5. PROCESS CONSIDERATION OF WAIVING IMPACT FEES

Member Gibellina suggested changing zoning, so that a specific number of tiny homes can be built on a single parcel large enough for a multi-bedroom/bath home, meeting setback requirements. For example a lot in which a six-bedroom, six-bath home could built, could have six tiny homes instead.

9. PUBLIC COMMENT

Carol Felts would like the property she owns to be zoned for affordable housing and suggested incentives to make developing affordable housing easier.

Stephen Richie relayed his experience with rent increases that resulted in him losing his apartment, and being priced out of the rental market.

There being no further public comment, Vice-Chairman Maruca closed public comment.

Discussion ensued regarding entry-level teachers making $50,000 a year cannot afford to live in Manatee County, it is difficult to price houses due to inflation, and there needs to be more stability regarding inflation.
IMPACT FEES

Discussion ensued regarding impact fees, the square footage makes a difference in impact fees, once the fees are waived there would not be an opportunity for them to be paid back, and the School Board plans to change impact fees for affordable housing, and discuss recommendations for smaller dwelling unit placement and which zoning areas would be appropriate.

Upon question Ms. Ash explained, she would find more information about creating a subcommittee.

6. MEETING ANNOUNCEMENT
The next meeting will be held on February 28, 2022, in the Manatee Room on the fifth floor of the Manatee County Administration Building.

ADJOURN
There being no further business, Vice Chairman Maruca adjourned the meeting at 4:47 p.m.

Minutes Approved: ________________